

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2008-0076 – Tech Ridge

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as East Parmer Lane (Walnut Creek Watershed) from single family residence – standard lot (SF-2) district zoning to limited industrial service – planned development area (LI-PDA) combining district zoning. The PDA ordinance includes a list of permitted and prohibited uses, site development regulations, authorizes an administrative cut and fill variance up to 12 feet, limits the number of daily vehicle trips to 2,000. These conditions allow the property to be developed in a similar manner as the adjacent Tech Ridge project to the north.

DEPARTMENT COMMENTS:

The ordinance incorporates the conditions imposed by the City Council at First Reading.

OWNER: Centerstate 99, Ltd. (Bob Liverman).

AGENT: Armbrust & Brown, L.L.P. (Amanda Morrow).

DATE OF FIRST READING: September 25, 2008, approved LI-PDA district zoning, on First Reading (7-0).

CITY COUNCIL HEARING DATE: October 16, 2008

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Rhoades

e-mail: wendy.rhoades@ci.austin.tx.us

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0076

Z.A.P. DATE: July 15, 2008-pulled
(The case needs to go before Environmental Board to discuss proposed variance request prior to ZAP Commission hearing)

September 2, 2008

ADDRESS: East Parmer Lane

OWNER/APPLICANT: Centerstate 99, Ltd. (Bob Liverman)

AGENT: Armbrust & Brown, L.L.P. (Amanda Morrow)

ZONING FROM: SF-2

TO: LI-PDA*

AREA: 2.248 acres

*With this LI-PDA request, the applicant is asking for a variance to Section 25-8-341 and 25-8-342 to allow for cut and fill of up to twelve (12) feet on this site. The applicant request for LI-PDA is outlined in Attachment A.

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant LI-PDA, Limited Industrial-Planned Development Area District, zoning with the conditions of the PDA as outlined by the applicant in Attachment A. The proposed PDA will limit the development intensity for the site to less than 2,000 vehicle trips per day.

In addition, if the requested zoning is granted, then 200 feet of right-of-way should be reserved from the existing centerline of Parmer Lane (FM 734) in accordance with the Transportation Plan through a public restrictive covenant.*

* On September 2, 2008 the Transportation staff determined that the right-of-way reservation could be deferred to site plan and subdivision stage of development. Both of these applications are under review by the Watershed Protection and Development Review staff right now.

ENVIRONMENTAL BOARD RECOMMENDATION:

8/20/08: Recommended the applicant's request to create LI-PDA zoning that would allow the Environmental Review Staff to administratively grant an exception to allow fill up to 12-feet during the plan review process by consent (6-0); D. Anderson-1st, P. Moncada-2nd.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

9/02/08: Approved the staff's recommendation for LI-PDA zoning (5-0, T. Rabago, R. Evans-absent); K. Jackson-1st, C. Hammond-2nd.

DEPARTMENT COMMENTS:

The property in question is currently undeveloped and contains several LCRA overhead transmission lines that traverse the front of this tract of land. The applicant is requesting LI-PDA zoning with similar conditions to the existing LI-PDA zoning to the north of the site (Rezoning Request Letter –

Attachment A). The applicant plans to develop this site with a parking lot that will provide parking for the commercial development to the north.

The staff recommends LI-PDA, Limited Industrial-Planned Development Area District, zoning for this property because the site will be developed in conjunction with the large LI-PDA tracts surrounding the property to the north and west. The proposed LI-PDA zoning is appropriate fronting a major arterial, Parmer Lane, and will allow for numerous uses, including a commercial parking area, to provide services to the surrounding areas.

The applicant agrees with the staff recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Undeveloped
<i>North</i>	LI-PDA, CS	Undeveloped Tract, Regional Wet Pond
<i>South</i>	LI	Undeveloped
<i>East</i>	CS	Undeveloped
<i>West</i>	LI-PDA	Undeveloped

AREA STUDY: N/A

TIA: Waived

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
Copperfield Neighborhood Organization
Home Builders Association of Greater Austin
Homeless Neighborhood Association
North East Action Group
North Growth Corridor Alliance
River Oaks Lakes Estates Neighborhood

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0050	CS to CH	5/13/03: Approved staff's recommendation of CH-CO zoning, with height limit of 120-feet, by consent (9-0); J. Martinez-1 st , J. Gohil-2 nd .	6/12/03: Approved CH-CO zoning (5-1, Garcia-off dias, Goodman-Nay); all 3 readings
C14-01-0169	IP to CS	2/5/02: Approved staff's alternate rec. of CS-CO w/ conditions by consent (8-0)	3/21/02: Approved CS-CO w/ other conditions (7-0); 1 st reading 4/11/02: Approved CS-CO (6-0); 2 nd /3 rd readings

C14-01-0168	IP & CS-CO to CS	2/5/02: Approved staff's alternate rec. of CS-CO w/ conditions by consent (8-0)	3/21/02: Approved CS-CO w/ other conditions (7-0); 1 st reading 4/11/02: Approved CS-CO (6-0); 2 nd /3 rd readings
C14-01-0118	GR to CS-1	9/18/01: Approved staff's rec. of CS-1 by consent (9-0)	10/25/01: Approved CS-1 (7-0); all 3 readings
C14-01-0085	GO to GR	6/26/01: Approved staff alternate rec. of GR-CO by consent (7-0-1)	8/2/01: Approved PC rec. of GR-CO (6-0); all 3 readings
C14-01-0077	DR to CS	2/26/02: Approved GR-CO by consent (7-0)	4/18/02: Approved GR-CO (5-0); all 3 readings
C14-00-2099	SF-2, GR to CS	10/17/00: Approved staff alternate rec. of CS-CO (8-0) w/ no adult oriented businesses	12/14/00: Approved staff alternate rec. of CS-CO w/ additional prohibited uses (7-0); all 3 readings
C14-00-2021	IP to LI	5/16/00: Approved staff rec. of LI-PDA (8-0-1, RC-abstain); require on-site detention, RR for 100-year floodplain, 2000 vehicle trip limitation	6/22/00: Approved LI-PDA and RR for the area in the floodplain (7-0); all 3 readings
C14-99-2012	IP, CS to LI	4/18/00: Approved staff rec. of LI-PDA (5-0-2, JM/RC-abstain)	5/18/00: Approved PC rec. of LI-PDA (6-0, Lewis-absent); all 3 readings
C14-98-0265	AV to LI	5/25/99: Approved LI-PDA w/ conditions regarding bicycle parking (7-0)	6/3/99: Approved PC rec. of LI-PDA w/ conditions (7-0); all 3 readings (emergency pass)
C14-97-0001	GR-CO to CS	7/15/97: Approved CS w/ conditions by consent (7-0)	8/14/97: Approved CS w/ conditions (7-0); all 3 readings
C14-93-0134	SF-3 to MF-3	11/16/93: Approved MF-3-CO and RR w/ conditions (8-0)	12/2/93: Approved MF-3-CO (7-0); 1 st reading 12/16/93: Approved MF-3-CO w/ conditions (6-0); 2 nd /3 rd readings
C14-93-0094	TR1: SF-2 to CS-1 TR2: SF-2 to GR	8/17/93: Approved CS-1-CO (TR1), GR-CO (TR2) w/ conditions (5-0)	11/93/94: Approved CS-1-CO and GR-CO (5-0); all 3 readings

RELATED CASES: N/A

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Parmer Lane (FM 734)	200'	2@32'	Arterial (MAD4)	42,000 (TXDOT, 2006)

CITY COUNCIL DATE: September 25, 2008

ACTION: Approved LI-PDA district zoning as Zoning and Platting Commission recommended, on First Reading (7-0).

October 16, 2008

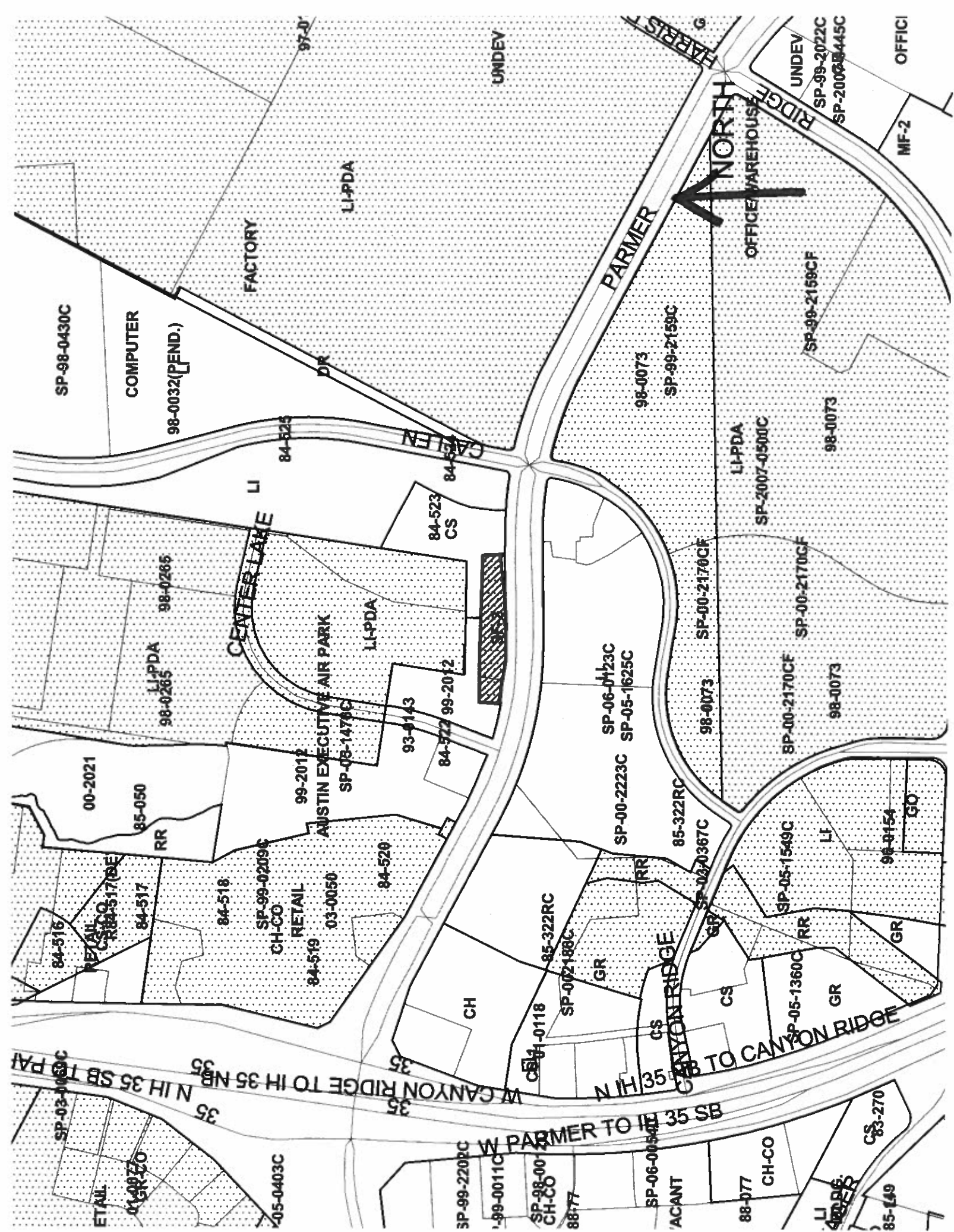
ORDINANCE READINGS: 1st September 25, 2008 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us





STAFF RECOMMENDATION

The staff's recommendation is to grant LI-PDA, Limited Industrial-Planned Development Area District, zoning with the conditions of the PDA as outlined by the applicant in Attachment A. The proposed PDA will limit the development intensity for the site to less than 2,000 vehicle trips per day.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Limited industrial service (LI) district is the designation for a commercial service use or limited manufacturing use generally located on a moderately-sized site.

The purpose of a planned development area (PDA) combining district is to:

- (1) provide for industrial and commercial uses in certain commercial and industrial base districts; or
- (2) incorporate the terms of a planned development area agreement into a zoning ordinance following annexation of a property that is subject to a planned development area agreement.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed LI-PDA zoning will promote consistency and orderly planning because the property to the north and west is currently zoned for LI-PDA uses, the property to the east is zoned for CS uses, and the parcels of land to the south, across Parmer Lane, are designated for LI uses. The property under consideration will be developed in conjunction with the surrounding LI-PDA to the north and west of this site.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed LI-PDA zoning will allow the applicant to develop a parking area on a site that is currently traversed by overhead power and transmission lines which are maintained by the LRCA. This parking area will serve commercial uses that will be constructed in the LI-PDA to the north and west.

EXISTING CONDITIONS

Site Characteristics

The subject tract is currently a flat, undeveloped parcel of land that fronts Parmer Lane. The site is traversed by overhead power and transmission lines, which are maintained by the Lower Colorado River Authority (LRCA). The property is separated from adjacent land to the north by an 11-foot tall ridgeline containing small shrubbery. The parcels to the north and east of the site under consideration contain a regional detention pond. The land to the west and to the south, across Parmer Lane, is undeveloped.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Impervious Cover

The maximum impervious cover allowed by the LI zoning district would be 80%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% with Transfers
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

Site Plan

The project summary provided only indicates a proposed parking lot and as a result the following comments were generated. Other comments may be generated at the time a site plan application is submitted and/or more complete information is provided.

This site will be subject to commercial design standards; the principle roadway will be Parmer Lane and is classified as a suburban roadway. [Section 2.2.4]

Demonstrate compliance with sidewalk requirements along the principle street. [Section 2.2.4.B]

Demonstrate compliance with exterior lighting requirements. [Section 2.5]

FYI: This site is located in the [Desired Development Zone]. Expiration for any site plan will be three years from the date of approval however; under Project Duration [25-1-535(C)(3)] the site plan can only be extended to a maximum of five years from initial submittal date. No other extensions will be allowed under Project Duration for projects in the DDZ. For questions concerning Project Duration please contact Susan Scallon at 974-2659.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Parmer Lane (FM 734)	200'	2@32'	Arterial (MAD4)	42,000 (TXDOT, 2006)

The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for Parmer Lane (FM 734). If the requested zoning is granted, then 200 feet of right-of-way should be reserved from the existing centerline of Parmer Lane (FM 734) in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55)*

* On September 2, 2008 the Transportation staff determined that the right-of-way reservation could be deferred to site plan and subdivision stage of development. Both of these applications are under review by the Watershed Protection and Development Review staff right now.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

There are no existing sidewalks along Parmer Lane (FM 734)

Parmer Lane (FM 734) is classified in the Bicycle Plan as a Priority 1 bike route.

Capital Metro bus service (route numbers 1L, 135, 440, and 935) is available along Parmer Lane (FM 734)

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

ARMBRUST & BROWN, L.L.P.

ATTORNEYS AND COUNSELORS

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AMANDA MORROW
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March 20, 2008

Greg Guernsey
City of Austin
Neighborhood Planning and Zoning Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78701

Re: Tech Ridge 2 Rezoning Application (the "Project")

Dear Mr. Guernsey:

This firm represents and this letter is written on behalf of the applicant of the above referenced Project. It is our client's intent to rezone 2.248 acres of land located along east Parmer Lane, in Austin, Texas 78753, also known as Tech Ridge 2 (the "Property"). The rezoning request is to change the base zoning district from Single Family-Two ("SF-2") to Light Industrial Services Planned Development Agreement ("LI-PDA"). The proposed site development regulations for the Property are similar to the regulations and restrictions approved for the adjacent LI-PDA zoning case number C14-99-2012.

The Property was purchased from the Lower Colorado River Authority several years ago, which currently contain several overhead electric transmission lines that traverse the Property. The property is located along Parmer Lane which is classified as a major arterial. The current zoning of the Property is SF-2, which allows for residential development. The surrounding property in the area is predominately zoned for light industrial and commercial use.

The site plan proposed by the applicant indicates the placement of a small section of the parking lot over a portion of Property. Since the land development code does not allow parking for commercial uses to be located on property zoned for single family use, a rezoning application has been requested. Additionally, variance from Section 25-8-341 and 25-8-342 to allow an administrative cut and fill of up to twelve (12") feet has been requested with this application.

ARMBRUST & BROWN, L.L.P.

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The zoning request from SF-2 to LI-PDA is consistent with the surrounding zoning districts within the area and provides our client the ability to incorporate the Property into the proposed unified development as shown on the proposed site plan.

Pursuant to Section 25-2-441 of the Land Development Code, a copy of the proposed site development regulations for the Property are attached for your review

Thank you for your time and consideration. If you have any questions, comments, or need additional information, please do not hesitate to contact me.

Respectfully submitted,



Amanda L. Morrow
Land Development Consultant

SITE DEVELOPMENT STANDARDS

Section 1. Applicable Site Development Regulations

Development on the Property shall conform with applicable City of Austin regulations as specified within the Land Development Code as of March 21, 2008, except as permitted by approved waivers, variances or modified site development regulations contained herein. Development on the Property will occur over time through the submission of multiple site plans and phases.

Section 2. Authorized Uses

A. All Limited Industrial (LI) uses are permitted on the Property, except as set forth in Subsection B and C of this section. The following are additional permitted uses:

B. The following uses are prohibited as principal and accessory uses of the Property:

Automotive Sales	Residential Treatment
Campground	Veterinary Services
Exterminating Services	Club or Lodge
Funeral Services	Congregate Living
Kennels	Transitional Housing
Monument Retail Sales	Resource Extraction
Stone Yards and Grain Elevators	
Railroad Facilities (except Terminals and Light Rail)	

C. The following uses are prohibited principal uses of the Property, but are permitted as accessory uses to office, commercial, light manufacturing, assembly, and warehousing and distribution principal uses:

Agricultural Sales and Services	Laundry Services
Automotive Rentals	Basic Industry
Automotive Repair Services	Outdoor Entertainment
Automotive Washing (of any type)	Recycling Center
Art & Craft Studio	
(Limited, General & Industrial)	
Construction Sales & Services	Counseling Services
Convenience Storage	Maintenance & Service Facilities
Equipment Repair Services	Indoor Entertainment
Equipment Sales	Vehicle Storage
General Warehousing & Distribution	

Section 3. Site Development Regulations

A. Performance Standards

Development of the Property shall conform with all applicable provisions of the PDA Planned Development Area performance standards established by Section 25-2-648 of the City Code.

B. Base District Regulations

- 1) Development of the Property shall conform to the site development regulations authorized for the Limited Industrial Services (LI) district as set forth in the City Code, except as provided for in this ordinance.
- 2) Calculations for zoning impervious cover, building coverage, and floor-to-area ratios shall be based on the gross site area of the entire Property.

Section 4. Transportation

A. Off-Street Parking

- 1) Off-street parking may be provided at any location on the Property, regardless of proximity to a particular building.
- 2) There shall be at least one off-street parking space per 300 square feet of office or administrative activity space designed for human occupancy. There shall be at least one off-street parking space per 1,000 square feet of indoor manufacturing space designed for human occupancy.
- 3) There shall be at least one off-street loading space per 140,000 square feet of occupied office, administrative, and indoor manufacturing space.
- 4) For manufacturing and related support and test/sort areas, the number of square feet in the unoccupied mechanical, electrical, machine, air return and interstitial, utility, service and similar spaces shall not be included in determining parking and loading space computations.
- 5) Accessory non-restaurant uses, including kitchen, cafeteria, dining, auditorium and similar spaces, recreational facilities, and day-care center and other similar facilities, shall not be included in the areas used to determine the required parking and loading space computations.

Section 5. Water Quality and Stormwater Detention

- A. The Director of the Watershed Protection and Development Review Department (the "Director") or its successor department may grant a variance to authorize up to 12 feet of cut and fill for the area of the property that is more than 100 feet from the floodplain of an unclassified waterway or outside of a water quality transition zone to construct parking areas, driveways, landscape berms, buildings, loading docks, and other facilities.

- B. The Director may grant a variance to authorize up to 8 feet of cut and fill without structural containment or up to 12 feet with structural containment for the area that is less than 100 feet from the floodplain of an unclassified waterway or inside a water quality transition zone
- C. Section 5.A and 5.B do not apply to water quality or detention facilities.
- D. The provisions of Section 25-8-42 and 25-8-43 of the City Code apply to the variances requested under this section.

Section 6. Landscaping

Development of the Property shall conform to all landscaping requirements specified in the Land Development Code dated March 21, 2008.

Section 8. Critical Environmental Features

There are no known critical environmental features on the Property.

Section 7. Master Plan

The owner of the Property shall track zoning impervious cover, building coverage, floor-to-area ratios, street yard compliance and off-street parking as development occurs on the Property. Current data on the standards shall be provided with each site plan that is submitted to the City for approval.

Section 8. Amendments to City Code

If the City Code is amended to authorize the director of a City department to administratively approve an amendment to or variance of any matters contained herein, the Owner of the Property shall be entitled to obtain an amendment or variance through the administrative process and shall not be required to seek Planning Commission or City Council approval of the amendment or variance.

ARMBRUST & BROWN, L.L.P.

ATTORNEYS AND COUNSELORS

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MEMORANDUM

To: Sherri Sirwaitis, City of Austin
From: Amanda Morrow, Land Development Consultant
Re: Comment Response for Tech Ridge/C14-2008-0076
Date: June 12, 2008

This memo is written to clarify the application request for the Tech Ridge project which is located at the intersection of Center Lake Drive and Parmer Lane. The Tech Ridge site consists of approximately 2.248 acres of land (the "Property"). There are two large transmission towers and several overhead lines that traverse the Property which are maintained by the Lower Colorado River Authority ("LCRA"). According to agreements with LCRA, no habitable structures are allowed to be constructed on the Property. As a result of the agreement with LCRA, the Property has development restrictions on the type of land use permitted. There is also a gravel base pathway that traverses the length of the site, this pathway is used by LCRA to service the transmission tower and power lines. There is also small to medium shrubbery located along the ridgeline of the Property (as evidence by the site photos).

The Property is bounded by (i) an existing regional wet pond, (ii) undeveloped land, which is owned by the applicant, (iii) Parmer Lane, and (iv) Center Lake Drive. It should be noted, that the majority of the tracts of land that surround the Property are zoned LI-PDA. A zoning map has been enclosed for your records. Additionally, the regional pond that is located to the north, was constructed by the applicant in conjunction with the Parmer North Section One (C8-98-0002.1B). The regional pond was constructed to serve the surrounding properties upon build-out, of which includes the development of the Tech Ridge site.

The topography of the site is flat with a 11 foot tall ridgeline to the north. The ridgeline separates the Property from the adjacent land (Tech Ridge Section 1 tract) owned by the applicant and the regional pond. For that reason, a variance from Section 25-8-341 and 25-2-342 is being requested with this application.

Future development plans for the Property include a unified development with the adjacent Tech Ridge Section 1 tract. Seeing as the Tech Ridge Section 1 tract is zoned LI-PDA it is essential to rezone the Property from SF-2 to LI-PDA. This will allow a cohesive set of site development regulations for both tracts during the site development process. Additionally, the

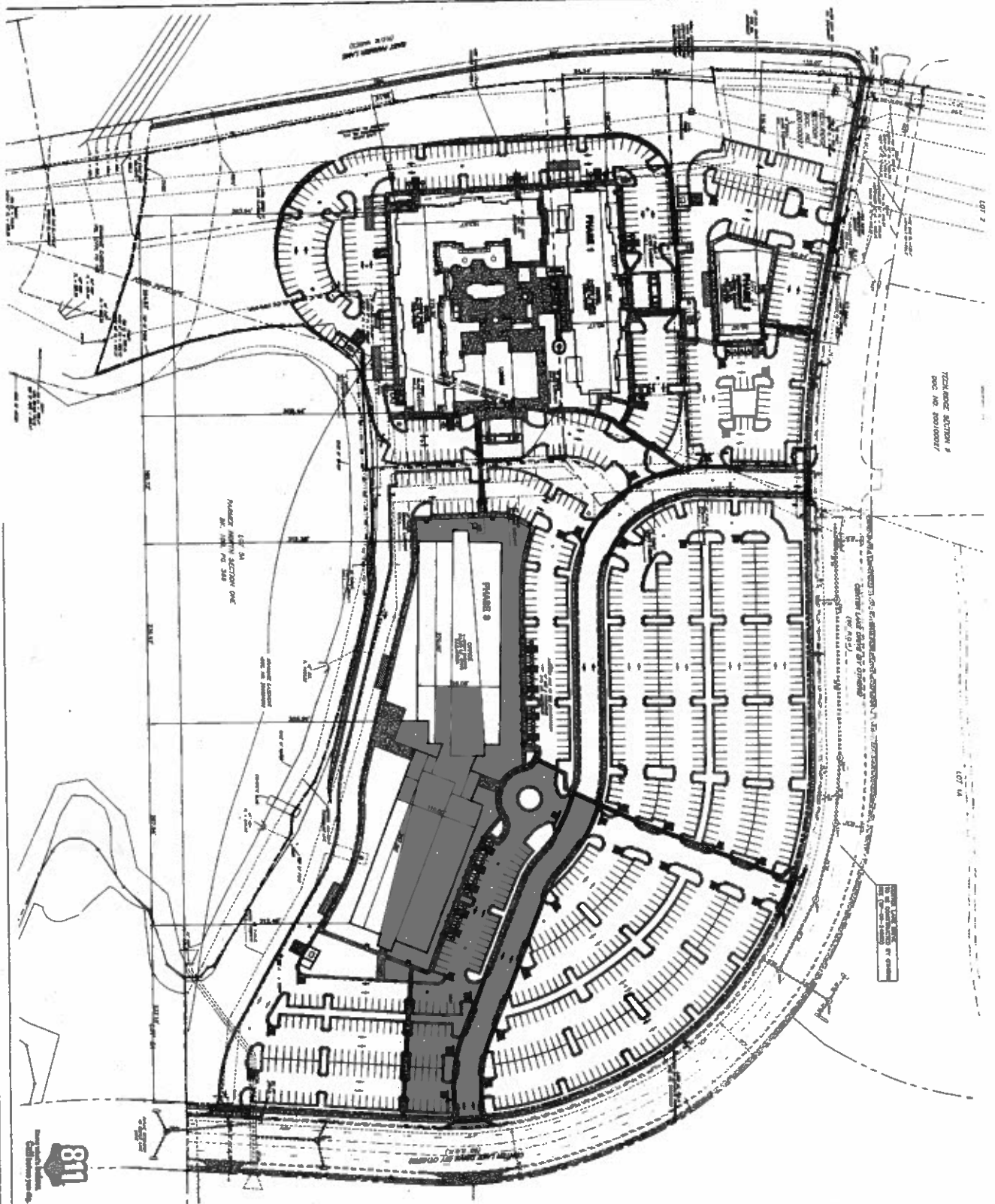
location of the transmission towers and the use restriction imposed by LCRA only allow a handful of uses on this site. For that reason, the construction of a parking lot that will serve the commercial uses within the unified development is proposed.

In summary, the surrounding property in the area is predominately zoned for light industrial and commercial use. By rezoning the Property from SF-2 to LI-PDA it will bring the Property consistent with the surrounding zoning districts. Thus allowing the applicant to combine both tracts to create unified development with a cohesive set of site development regulations.

Should you require additional material upon your review of this memorandum, please do not hesitate to contact me.

Enclosures

cc: Kelly Green
Richard T. Suttle, Jr.
Bob Liverman



TECH RIDGE SECTION 1
 DPC NO. 200100217

PHASE 2
 DPC NO. 200100217

118

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN FEET.
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70	70" = 1'
71	71" = 1'
72	72" = 1'
73	73" = 1'
74	74" = 1'
75	75" = 1'
76	76" = 1'
77	77" = 1'
78	78" = 1'
79	79" = 1'
80	80" = 1'
81	81" = 1'
82	82" = 1'
83	83" = 1'
84	84" = 1'
85	85" = 1'
86	86" = 1'
87	87" = 1'
88	88" = 1'
89	89" = 1'
90	90" = 1'
91	91" = 1'
92	92" = 1'
93	93" = 1'
94	94" = 1'
95	95" = 1'
96	96" = 1'
97	97" = 1'
98	98" = 1'
99	99" = 1'
100	100" = 1'

techridge section one
 13001 CENTER LAKE DRIVE

MASTER SITE PLAN



Bury+Pai
 ENGINEERING
 221 West 10th Street, Suite 100
 Seattle, WA 98101

PLOTTING SCALE: 1" = 1'
 DATE PLOTTED: 07/09/08
 FILE: 13001 CENTER LAKE DRIVE

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2008-0076

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

September 2, 2008 Zoning and Platting

Commission

☐ I am in favor
☒ I object

FRUTOSO ELOY FLORES

Your Name (please print)

12800 CENTER LAKE DRIVE #634 AUSTIN, TX

Your address(es) affected by this application

Frutos Eloy Flores

Signature

8/24/08

Date

Comments: THERE IS TOO MUCH TRAFFIC ALREADY ON PARKER LN, THE SPEED LIMIT OF 60+ IS INSANE SINCE THERE ARE LIMITED SIDE-WALKS AND INFRASTRUCTURE. THIS WILL CERTAINLY COMPLICATE MY ALREADY CHALLENGING TASK OF EXITING AND ENTERING PARKER LN FROM CENTER LAKE DR, OF COURSE I OBJECT,

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810